

# Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: Bolm Colorado

Location: 827 Ed Bluestein Blvd Austin Texas

Applicant: Bobak J.Tehrany, P.E. / BOE

Telephone No: (737) 301-2128

Application Status: ☐ Development Assessment ☒ Zoning ☐ Site Plan

## EXISTING:

## FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	44.36	700	LI	General Light Industrial	110	FCE	53
		9,723		General Office	710	FCE	153
2	71.35	4,340	LI	General Light Industrial	110	FCE	67
		2,655		General Office	710	FCE	49

## PROPOSED:

## FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	44.36	1,883,910	LI-PDA	General Office	710	FCE	14,925
		20,566		Strip Retail	822	FCE	1,098
		49,029		High Turnover SD Restaurant	932	107.20	5,256
2	71.35	2219 du	LI-PDA	Multifamily Housing (Mid-Rise)	221	FCE	10,538
		385 rooms		Hotel	310	7.99	3,076
		1,499,358		General Office	710	FCE	12,236
		127,099		Shopping Plaza (40k -150k)	821	67.52	8,582
		134,754		High Turnover SD Restaurant	932	107.20	14,445
		27,166		Arts Theater	445	78.09	2,121
		8,500		Music Venue	445	78.09	664
		37,390		*Civic Center			

\*For Hotel use only

## ABUTTING ROADWAYS:

## FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
NBFR 183	Yes		
Levander Loop	Yes		

## FOR OFFICE USE ONLY

☒ A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study. **Zoning Transportation Analysis required.**

☐ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

☐ The traffic impact analysis has been waived for the following reason:

☐ A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: MCardenas Maria Cardenas (ATD)

Date: 03/29/2023

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NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed